



1131 Teron Proposal  
Public Meeting

KBCA  
Neil Thomson

1.5



## What is this Meeting about?

- Getting community input on the Developer's revised proposal (Nov 8, 2013) for 1131 Teron Road
- Provide information so you can make a difference in the decision on 1131 Teron Road.
- Send comments to [Louise.Sweet-Lindsay@ottawa.ca](mailto:Louise.Sweet-Lindsay@ottawa.ca) before Dec 24



## Agenda

- **Understanding the planning process**
- **How to help ourselves, the community, have maximum impact in the planning process**
  - **What is effective and ineffective input by the community**
  - **Present & talk on what is unique about Beaverbrook**
- **Brief the Community on the 1131 Teron Developer's Proposal**



## What is the Planning framework for 1131 Teron?

- The Developer for 1131 Teron has submitted a revised request for a zoning change.
- The Ottawa Official Plan (OP) requires the proposal to show it supports:
  - Managed Growth appropriate for the Community and consistent with the OP
  - A sensitive approach and a respect for a communities established characteristics
  - Intensification requires justification



## What is the planning process?

- Developer submits a proposal for a zoning change
- 28 days are provided for input (from Community & Others)
- City Planning writes a recommendation based on the developers proposal and input from the Community (and other sources).
- The City Planning Committee has a public meeting with presentations by the following and makes a recommendation
  - Planning Dept., Community, Developer, other parties
- The recommendation goes to City Council.



## What Community input gets attention

- **Comments on how the proposal does not support the OP from a “good planning” perspective**
  - Specifics on why it’s not appropriate management of growth in the community
  - Specifics on how it doesn’t fit the neighborhood character
  - How it has an adverse impact
- **That a proposal impacts you (personally) and your home (e.g. privacy, shadow, ...)**



## What Community input will be considered

- **Input on the following areas can influence a decision, but are secondary:**
  - **Traffic, sewers (or any other services), historical significance, setback, tree conservation, environment**



## What Community input will be ignored

- I don't like it/don't want it.
- Emotional, rude or disrespectful verbal or written input
- Non-planning arguments
- Developer issues: land/construction complications, cost
- Property value impact, electrical power lines



## KBCA approach to Planning Input

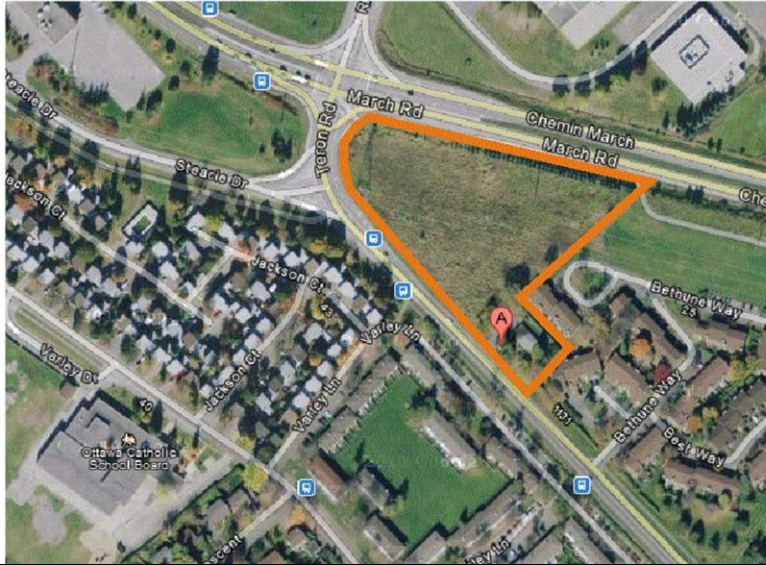
- The KBCA input to the City based on planning arguments focusing on appropriate sections of the Official Plan.
  - This included retaining Professional Planners to provide planning arguments against the proposal
- City Planning received 300+ comments from the Community – larger than other responses in current years.
- Feedback is that Community and Councillor input had a substantial impact with the Planning Dept.



## The City Councillor's Role

- The Planning Committee is made up of City Councillors.
- Planning Committee gives special consideration to the Councillor for the Ward where the Zone change is requested.
  - Alignment of Community and Councillor positions reinforce those positions
  - Disagreement between Community and Councillor will be far less effective

# 1131 Teron Developer's Proposal





# 1131 Teron Developers Proposal



## Revised Proposal – Artist Rendering



These are the artist renderings from the developers proposal, showing a quite optimistic view in the sense that this is from a considerable distance (80 to 100 meters) on the other side of the street

## 1131 Teron – Current



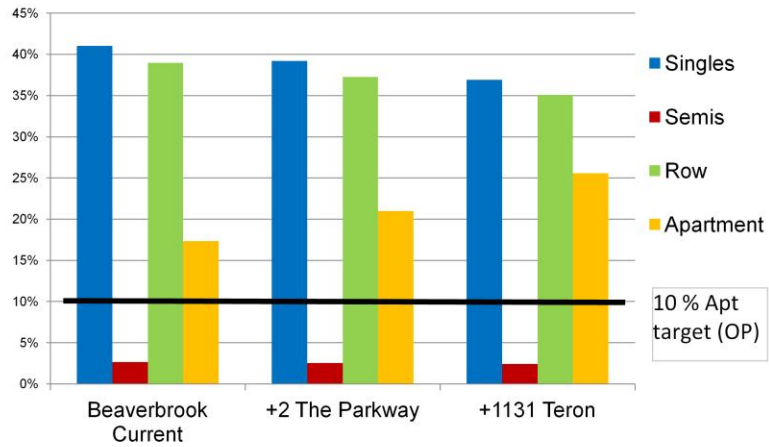
## 1131 Teron – Perspective Mock-up



Corrected for set back (10 meters, the width of the road) and perspective height to more closely match the location.

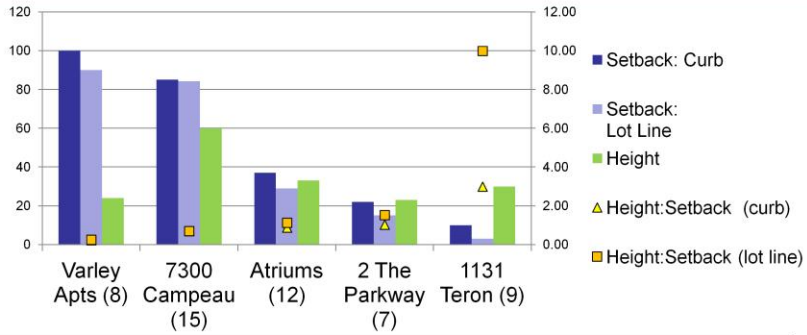
Frankly, this type of perspective should have been in the package from the developer....

## Diversity – Do we need more Apts?



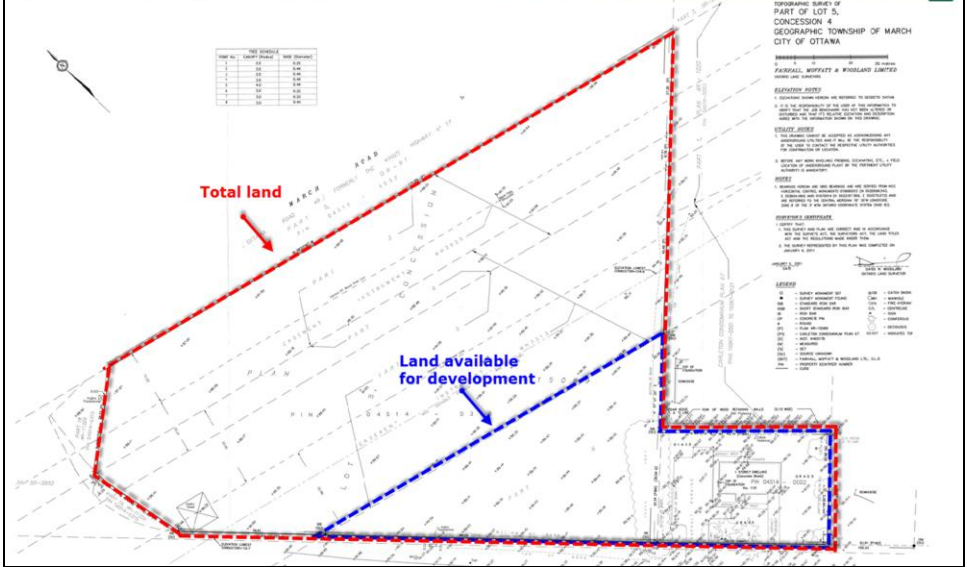


# Height and Setback Impact



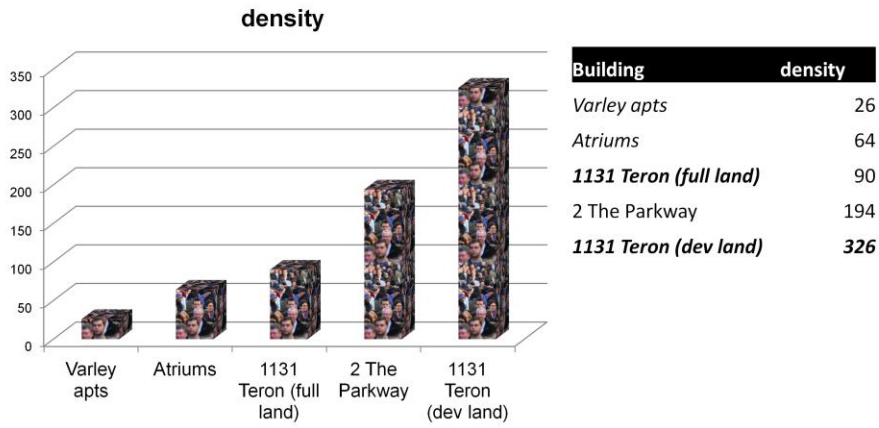
Building (stories)	Setback: Curb	Setback: Lot Line	Height	Height:Setback (curb)	Height:Setback (lot line)
<i>Varley Apts (8)</i>	100	90	24	0.24	0.27
<i>7300 Campeau (15)</i>	85	84	60	0.71	0.71
<i>Atriums (12)</i>	37	29	33	0.89	1.14
<i>2 The Parkway (7)</i>	22	15	23	1.05	1.53
<i>1131 Teron (9)</i>	10	3	30	3.00	10.00

# Density – Buildable vs Total Land

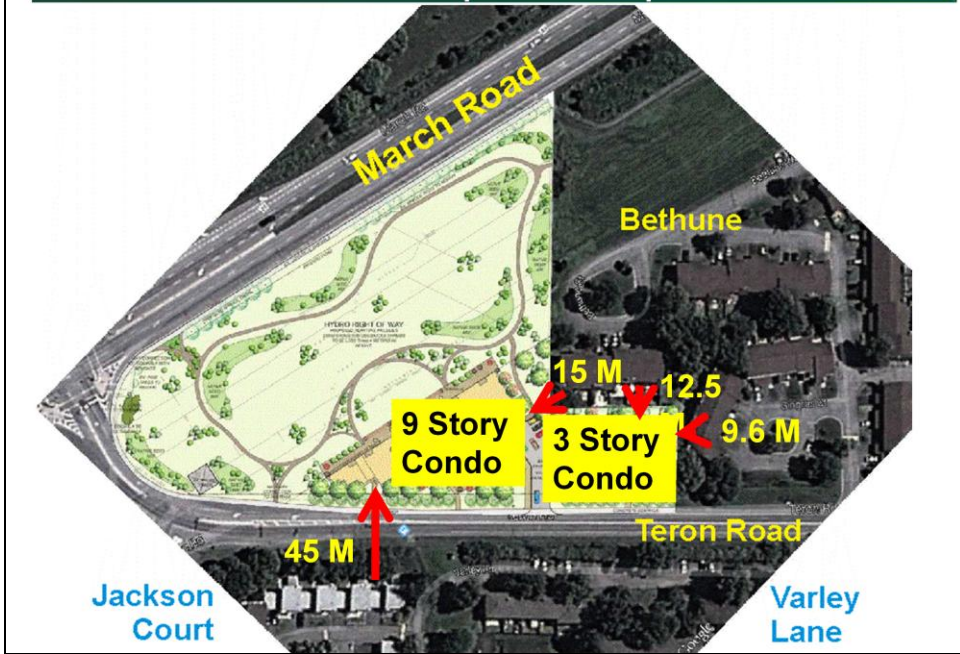




# Density



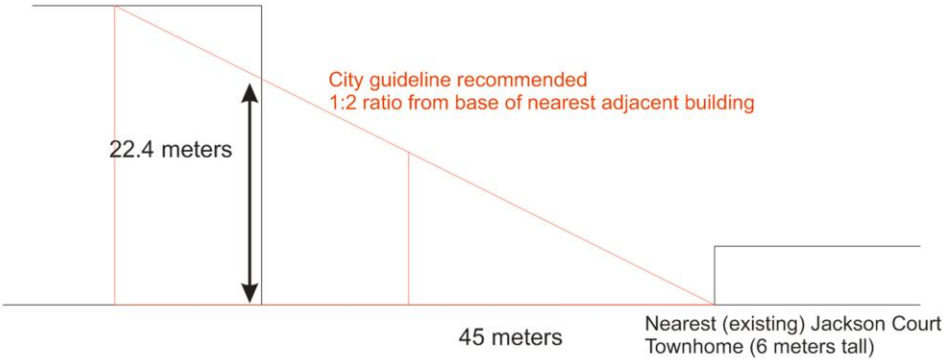
# 1131 Teron Developers Proposal





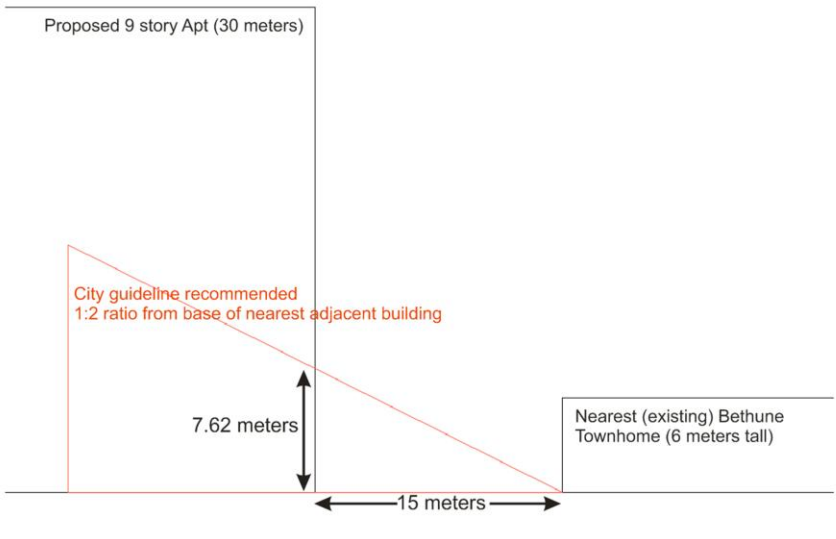
# 1:2 Plane – from Jackson Court

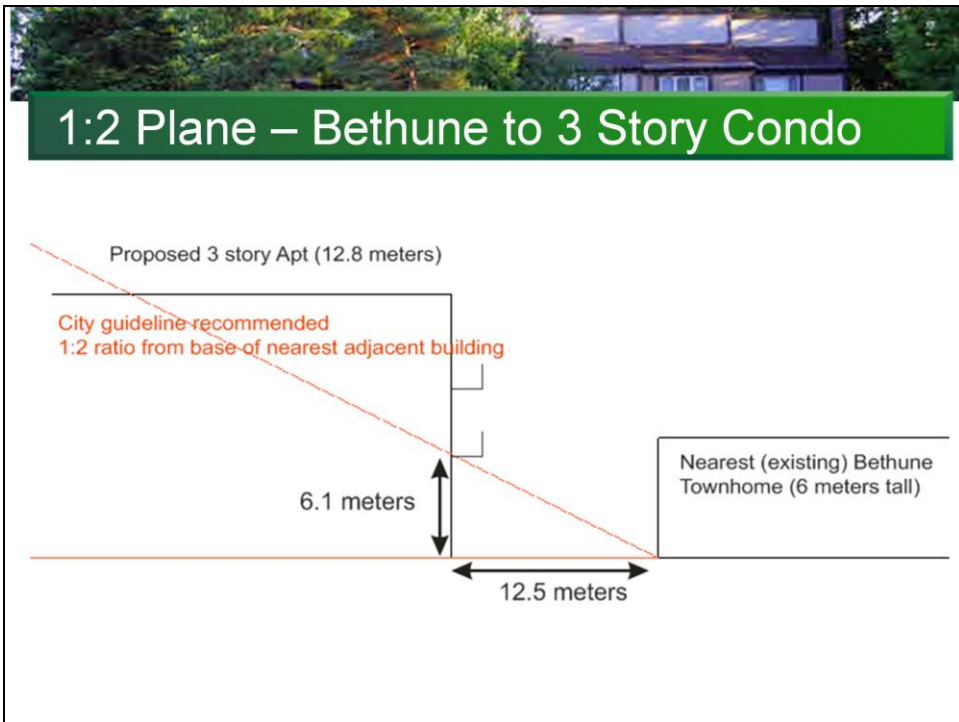
Proposed 9 story Apt (30 meters)





# 1:2 Plane – Bethune to 9 Story Condo





In addition, the balconies (and windows) for the 2<sup>nd</sup> and 3<sup>rd</sup> floor on two sides of the proposed 3 story structure violate privacy guidelines (OP section 4.11.2.d) as they overlook the back yards of 6 homes/units (in two strips of Town Homes) on Bethune court.

## Accessibility of grounds by Community



1. There is plenty of greenspace and parks within the rest of Beaverbrook, there is no special reason to go to the 1131 Property
2. The land is on a busy, wind swept corner
3. The property is very difficult to access
  1. There is no sidewalk on the East (property) side of Teron from Beaverbrook to March
  2. The only safe crossing point is at the lights at Teron/March
  3. A pedestrian has to cross 3 ramps (with neither a stop sign nor a traffic light) and 2 roads to reach the property
  4. The alternative is from Penfield by paths

In all cases, it's a long way to go for not a particularly unique or attractive location

1. Accessibility isolates this property
  1. for the tenants in accessing the rest of the community
  2. for the community to access the property



## KBCA position

### Too High and Too Close

- Our feedback is the same as to previous proposals
  - More apartments are not needed in Beaverbrook.
  - Beaverbrook apartment % already exceeds outside the greenbelt OP guidelines for housing mix.
  - Buildings of this size, design and setback belong in the Town Center
- Community Compatibility
  - Fails OP community compatibility criteria on size, design, setback & impact on Bethune, Jackson Court, Varley Lane.



## Make your voice heard

- Send comments to [Louise.Sweet-Lindsay@ottawa.ca](mailto:Louise.Sweet-Lindsay@ottawa.ca) before Dec 24
- Use the available printed forms or write an email, send a document.
- Your own words are more effective than a single document with many signatures/endorsements.